

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
April 25th, 2018
Agenda

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of April 11th, 2018 as submitted.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MAY 8TH, 2018.

3. **Rezoning** from M-1 (Industrial District) to C-2 (Liberal Retail Commercial District) and variance permit to allow street side setback of 9.3 feet, where 10 feet is the minimum required and to allow pervious area of 12.9%, where 18% is the minimum required. Property located at 3665 West 18th Avenue, Hialeah, zoned M-1 (Industrial District).
Applicant: Richard W. Ogden on behalf of Hialeah Speedway LLC

4. **Rezoning** from R-1 (One-Family District) to R-3-5 (Multiple-Family District) and variance permit to allow street side setback of 12.4 feet, where 15 feet is the minimum required; allow interior south side setback of 7.4 feet, where 10 feet is the minimum required; allow lot coverage of 32.14%, where 30% is the maximum allowed; allow pervious area of 22.5%, where 30% is the minimum required, and allow 37 parking spaces, where 39 parking spaces are required. Property located at 4597 and 4599 Palm Avenue, Hialeah, zoned R-1 (One-family District).

Applicant: Manny Reus on behalf of Roberto Gonzalez Revocable Trust

5. **Rezoning** from C-1 (Restricted Retail Commercial District) to R-2 (One- and Two-Family Residential District) and variance permit to allow the construction of a duplex in a substandard lot with frontage of 40 feet , depth of 88 feet and area of 3,520 square feet, where frontage of 75 feet , depth of 100 feet and 7,500 square feet are the minimum dimensions required; allow east interior side setback of 5 feet, where 7.5 feet is the minimum required; allow front and rear setback of 20 feet, where 25 feet is the minimum required; allow street side setback of 10 feet, where 15 feet is the minimum required, and allow a lot coverage of 32.1%, where 30% is the maximum allowed. Property located at 5XX West 24th Street, Hialeah, zoned C-1 (Restricted Retail Commercial District).

Applicant: Gilberto Aguila

6. **Variance** permit to waive minimum landscaping requirements as provided in Sec. 98-2233 of the City of Hialeah Code of Ordinances, and allowing that the difference between the required and provided numbers of trees, shrubbery and groundcover be mitigated by the provision and installation of such landscaping on a 30 acre portion of land within the BDH (business development district) to be used as a City Park. Property located within area bounded on the west by NW 107 Avenue, on the north by NW 170 Street, on the east by NW 97 Avenue and on the south by NW 154 Street, Hialeah, zoned BDH (Business Development District).

Applicant: FDG Beacon Countyline, LLC.

7. **Variance** permit to allow an oversized accessory building with an area that represents 88.40 percent of the size of the main structure and floor area of 856 square feet, where an accessory building shall not exceed 35 percent of the size of the main structure and shall not exceed 500 square feet. Property located at 360 West 32nd Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Osvaldo Ortiz and Sonia Fernandez

8. **Variance** permit to allow the construction of a three-unit, two-story multifamily building on a substandard lot with frontage of 50 feet and area of 6,750 square feet, where 75 feet and 7,500 square feet are required. Property located at 464 East 21st Street, Hialeah, zoned R-3-3 (Multiple-Family District).

Applicant: Hipolito Padron, Padron Cattle LLC

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. **TENTATIVE PLAT FOR PRESTIGE CENTER**

10. **Old Business.**

11. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.